029.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	792,000 / 792,000
					USE VALUE:	792,000 / 792,000
					ASSESSED:	792,000 / 792,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		BATES RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURPHY MARY M/ TRUSTEE
Owner 2:	MURPHY BATES REVOCABLE TRUST
Owner 3:	
Street 1:	26 BATES RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MURPHY MARY M -
Owner 2:	-
Street 1:	26 BATES RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Aluminum Exterior and 1683 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	331,300	4,700	456,000	792,000
Total Card	0.115	331,300	4,700	456,000	792,000
Total Parcel	0.115	331,300	4,700	456,000	792,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.59 /Parcel: 470.59

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 20266

GIS Ref

GIS Ref

Insp Date 08/19/17

!2444!

PREVIOUS ASSESSMENT

Parcel ID: 029.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	331,300	4700	5,000.	456,000	792,000		Year end	12/23/2021
2021	101	FV	321,700	4700	5,000.	456,000	782,400		Year End Roll	12/10/2020
2020	101	FV	321,700	4700	5,000.	456,000	782,400	782,400	Year End Roll	12/18/2019
2019	101	FV	243,200	4700	5,000.	484,500	732,400	732,400	Year End Roll	1/3/2019
2018	101	FV	243,200	4700	5,000.	353,400	601,300	601,300	Year End Roll	12/20/2017
2017	101	FV	243,200	4700	5,000.	307,800	555,700	555,700	Year End Roll	1/3/2017
2016	101	FV	243,200	4700	5,000.	262,200	510,100	510,100	Year End	1/4/2016
2015	101	FV	233,200	4700	5,000.	256,500	494,400	494,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:30:28

LAST REV

Date	Time
09/21/21	11:22:25
mmcmakin	

PAT ACCT. 2444

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY MARY M,	1579-26		9/14/2021	Convenience	1	No	No		
MURPHY MARY E	1315-38		2/3/2006	Family	1	No	No		
	830-129		1/1/1901	Family		No	No	N	

USER DEFINED

Prior Id # 1:	20266
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/14/2017	1647	Wood Dec	5,700	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	MEAS&NOTICE	HS	Hanne S
4/17/2009	Measured	372	PATRIOT
2/17/2000	Mailer Sent		
2/17/2000	Measured	263	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GOLD		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.27388585
Const Adj.:	0.98990101
Adj $ / SQ:	176.543
Other Features:	75000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	480190
Depreciation:	148859
Depreciated Total:	331331

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

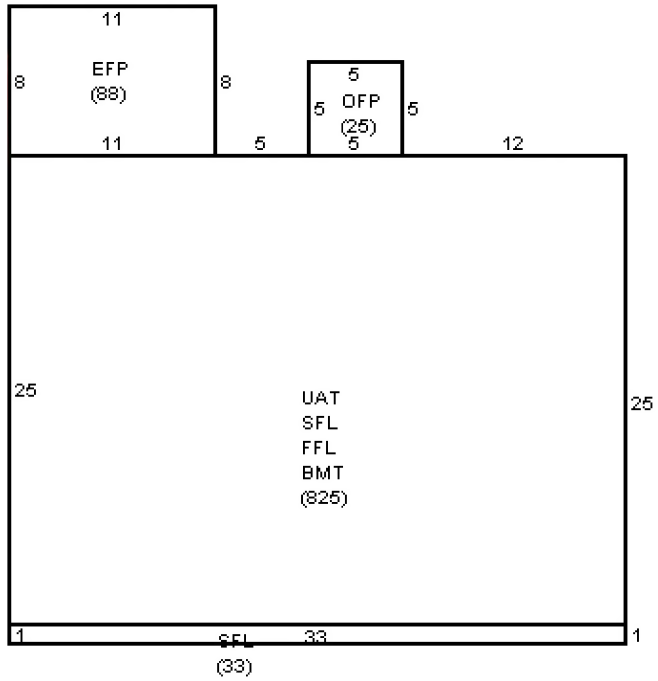
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	194.20
Special Features:	0	Val/Su Net:	117.19
Final Total:	331300	Val/Su SzAd	196.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	858	176.540	151,474
BMT	Basement	825	52.960	43,694
FFL	First Floor	825	176.540	145,648
UAT	Upper Attic	206	70.620	14,565
EFP	Enclos Porch	88	57.580	5,067
OFP	Open Porch	25	43.560	1,089

	Net Sketched Area:	2,827		Total:	361,537
Size Ad	1683	Gross Area	3446	FinArea	1683

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 029.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1937	21.94	T	40	101			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700

IMAGE

AssessPro Patriot Properties, Inc